

**Town of Stephens City Planning Commission  
(Unofficial) Minutes  
Tuesday, June 30, 2009 (7:30p.m.)**

The Town of Stephens City Planning Commission held the regularly scheduled meeting this month, on Tuesday, June 30, 2009 at 7:30 p.m.

**Attendees:**

Commissioner Susan Boyd  
Commissioner Bill Copp  
Commissioner Bob Wells

**Absent:**

Chairman, Linden “Butch” Fravel  
Vice-Chair, Martha Dilg  
Commissioner Jesse Fox  
Commissioner Joe Grayson

**Staff Present:**

Town Planner, Brian Henshaw

**Also Present:**

Evan Wyatt, Greenway Eng.  
John Williams, Report NV Daily

**Call to Order:**

Without a quorum present and neither the Chair or Vice-Chair in attendance, the Planning Commissioners appointed Commissioner Wells as the Temporary Chair. Chairman Wells called the meeting to order at 7:30 p.m.

Chairman Wells elected to move forward with the public hearing and the preliminary presentation of the Southern States Special Use Permit application.

The minutes from the April 27, 2009 meeting will be moved to the July 28, 2009 for adoption.

Mr. Henshaw advised Chairman Wells that it might be in the best interest of the commission to proceed with the preliminary presentation of the Southern States SUP application in hopes that another Commissioner may be running a little late. Chairman Wells and the other Commissioners agreed.

**Public Hearings:**

***Floodplain Management Ordinance:***

Chairman Wells opened the public hearing at approximately 7:50pm. Hearing no comments, Chairman Wells closed the public hearing.

### **Action Items:**

Without a quorum present, the Planning Commission could not officially act on the Draft Floodplain Ordinance. Mr. Henshaw stated he would inquire with the Town Attorney to determine if the commissioners could make an unofficial recommendation to the Town Council or if the Planning Commission would need to call a special meeting or take it up at the next regularly scheduled Planning Commission meeting.

Commissioner Copp made an unofficial recommendation to recommend approval of the Draft Floodplain Ordinance to the Town Council. Commissioners Wells and Boyd agreed with the recommendation. Mr. Henshaw stated he would let the Planning Commission know as to what would be the appropriate action to take as soon as he could talk to the Town Attorney.

### **Discussion:**

Mr. Henshaw briefly updated the planning commission about the Southern States SUP application and turned the presentation over to Mr. Evan Wyatt of Greenway Engineering.

Mr. Wyatt gave a brief history on Southern States purchase of the property from Bluestone Industrial park as well as the issues Southern States has had trying to locate a new entrance onto Route 11 with the Virginia Department of Transportation. Furthermore Mr. Wyatt presented on what the proposal of the expansion included, which mainly provided the retailer with a farming and wholesale designation. The expansion would also include above ground LP Gas tanks and storage.

Commissioner Boyd inquired about the safety of the tanks and the storage. Mr. Wyatt informed the committee that at the site plan level of the process the design of the storage facility would have to be considered and the placement of the tanks on the property would require various levels of permitting.

Mr. Wyatt suggested some potential conditions to be placed upon the Special Use Permit, which could include but not be limited to Health Department approval of the drain field and that the upon the eventual connection to public sewer that the land designated for the drain field, automatically convert to the wholesale farming designation.

Mr. Henshaw felt it would be appropriate to conduct the Public Hearing for the Special Use Permit at the next regularly scheduled Planning Commission in July. Mr. Henshaw stated he would provide a report on the special use permit as well as the comments shared by the review agencies.

A public hearing will be set for the Tuesday, July 28, 2009 Planning Commission meeting.

### **Citizen Comment Period:**

There was no citizen's comment.

Chairman Wells adjourned the meeting at 8:05pm